

SNAPSHOT of HOME Program Performance--As of 12/31/10 **Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State:	<div>5</div>		
% of Funds Committed	<div>87.05</div> %	<div>91.87</div> %	<div>4</div>	<div>96.48</div> %	<div>1</div>	<div>4</div>	
% of Funds Disbursed	<div>78.71</div> %	<div>86.48</div> %	<div>5</div>	<div>89.00</div> %	<div>8</div>	<div>9</div>	
Leveraging Ratio for Rental Activities	<div>1.85</div>	<div>2.74</div>	<div>3</div>	<div>4.81</div>	<div>20</div>	<div>24</div>	
% of Completed Rental Disbursements to All Rental Commitments***	<div>83.56</div> %	<div>84.34</div> %	<div>4</div>	<div>83.25</div> %	<div>30</div>	<div>25</div>	
% of Completed CHDO Disbursements to All CHDO Reservations***	<div>82.15</div> %	<div>73.65</div> %	<div>2</div>	<div>70.99</div> %	<div>69</div>	<div>66</div>	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	<div>77.28</div> %	<div>77.00</div> %	<div>4</div>	<div>81.75</div> %	<div>29</div>	<div>30</div>	
% of 0-30% AMI Renters to All Renters***	<div>11.97</div> %	<div>32.07</div> %	<div>5</div>	<div>45.84</div> %	<div>2</div>	<div>4</div>	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	<div>88.64</div> %	<div>95.07</div> %	<div>5</div>	<div>96.12</div> %	<div>11</div>	<div>13</div>	
Overall Ranking:				In State:	<div>5</div>	/	<div>5</div>
				Nationally:	<div>13</div>	<div>17</div>	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	<div>\$10,728</div>	<div>\$18,704</div>		<div>\$27,889</div>	<div>493</div> Units	<div>16.60</div> %	
Homebuyer Unit	<div>\$10,920</div>	<div>\$9,680</div>		<div>\$15,632</div>	<div>1,802</div> Units	<div>60.70</div> %	
Homeowner-Rehab Unit	<div>\$20,117</div>	<div>\$24,715</div>		<div>\$21,037</div>	<div>444</div> Units	<div>15.00</div> %	
TBRA Unit	<div>\$7,440</div>	<div>\$6,381</div>		<div>\$3,206</div>	<div>230</div> Units	<div>7.70</div> %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***. This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Tulsa OK

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$24,051	\$81,641	\$20,019
State:*	\$63,725	\$62,341	\$28,920
National:**	\$99,461	\$78,568	\$23,907

CHDO Operating Expenses:
(% of allocation)

PJ: 4.3 %
National Avg: 1.2 %

R.S. Means Cost Index: 0.79

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	38.7	32.2	15.5	0.0
Black/African American:	56.3	27.7	80.9	0.0
Asian:	0.7	0.2	0.0	0.0
American Indian/Alaska Native:	3.0	2.2	1.4	0.0
Native Hawaiian/Pacific Islander:	0.0	0.2	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.1	0.0	0.0
Asian and White:	0.0	0.1	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.1	0.0	0.0
Other Multi Racial:	0.0	2.4	0.0	0.0
Asian/Pacific Islander:	0.0	0.3	0.0	0.0

ETHNICITY:

Hispanic	1.4	29.0	1.8	0.0
----------	---	--	---	---

HOUSEHOLD SIZE:

1 Person:	43.0	17.0	55.9	0.0
2 Persons:	22.0	15.5	24.1	0.0
3 Persons:	28.1	32.4	9.5	0.0
4 Persons:	3.2	16.2	4.3	0.0
5 Persons:	3.0	9.7	4.5	0.0
6 Persons:	0.7	2.2	0.9	0.0
7 Persons:	0.0	0.8	0.5	0.0
8 or more Persons:	0.0	0.7	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	22.9	17.1	47.3	0.0
Elderly:	22.4	1.6	32.9	0.0
Related/Single Parent:	52.2	42.5	10.8	0.0
Related/Two Parent:	1.8	28.9	6.3	0.0
Other:	0.7	4.0	2.3	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	57.9	1.4 [#]
HOME TBRA:	17.8	
Other:	5.5	
No Assistance:	18.8	

of Section 504 Compliant Units / Completed Units Since 2001 94

* The State average includes all local and the State PJs within that state

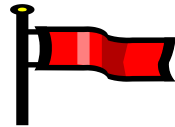
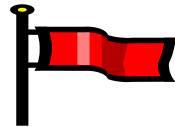
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Tulsa State: OK Group Rank: 13
 (Percentile)
 State Rank: 5 / 5 PJs Overall Rank: 17
 (Percentile)
 Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 77.87%	83.56	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 53.90%	82.15	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	77.28	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.09%	88.64	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.415	3.45	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

